



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: Dylan J. Kirk, Mecklenburg County LUESA

Date: November 30, 2020 8:00AM

Subject: Initial Rezoning Petition Comments

Charlotte-Mecklenburg Planning Commission
600 East Fourth Street Charlotte, North Carolina 28202

Mecklenburg County has reviewed the City of Charlotte rezoning petition below to identify regulatory requirements of the petitioner; inform the petitioner, planning staff, and other affected parties of such regulatory requirements; and identify potential effects on, and impacts from, nearby properties.

<u>Petitioner Information:</u> Range Water Real Estate / Palmer McArthur 5605 Glenridge Drive NE, Ste 775 Atlanta, GA 30342 404-214-5336 pmcarthur@liverangewater.com	<u>Parcel GIS ID(s):</u> 11906427
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2020-151: Range Water Real Estate

Air Quality Comments: No comment on this rezoning petition.

Ground Water Services Comments: Groundwater & Wastewater Services records indicate contamination site(s) exist on or within 1,500 feet of the property included in the petition. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. In an ARGU where municipally supplied water is available water supply wells for potable water supply, irrigation or open loop geothermal systems may not be permitted or constructed on or within 1,000 feet of contamination sites. Wells may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.

GWS records indicate Subsurface Investigation Permits were issued for this location, but there are no monitoring wells registered to this parcel. Please note that if there are monitoring wells on this parcel need to be located, flagged and protected prior to development or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

The property is part of the NCDEQ Brownfields (BF) Program, Powers Site, BF Project 20045-16-060. The BF property is 3.461 acres in size and is currently undeveloped except for a radio tower, associated communication shed, and construction material debris piles. The PD intends to redevelop the property into a climate controlled self-storage facility. The Property was historically utilized for soil borrowing/mining activity prior to 1938. In the 1950s fill material was placed on the site from an unknown location. From the early to mid-1960s until 2005, the Property was utilized as a junk yard and auto repair garage. Initial reports identified the potential for PCBs, SVOCs, Metals, and VOCs in the soil and VOCs in the groundwater.

<https://edocs.deq.nc.gov/WasteManagement/DocView.aspx?id=793045&dbid=0&repo=WasteManagement&searchid=5e1e755f-804e-474d-b562-81487974b6c7>

Pls contact Aditi Chakravarty with the NCDEQ BF Program at Aditi.Chakravarty@ncdenr.gov for more info.

Storm Water Services Comments: No Comments.

Solid Waste Comments: No petition comments.

Department Contacts:

Petitioners seeking to address individual comments and issues may follow up with the following Mecklenburg County staff:

Air Quality Comments: PJ McKenzie - (paul.mckenzie@mecklenburgcountync.gov)

Ground Water Services: Shawna Caldwell - (shawna.caldwell@mecklenburgcountync.gov)

Storm Water Services: Myrette Stephen - (myrette.stephen@mecklenburgcountync.gov)

Solid Waste Comments: Joe Hack - (joe.hack@mecklenburgcountync.gov)

Additionally, please CC Dylan Kirk, (dylan.kirk@mecklenburgcountync.gov) on all communications to individual departments.

MCAQ Scope of Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the petitions with regard to air quality regulations for stationary sources and demolition and/or renovation of structures (e.g. National Emission Standards for Hazardous Air Pollutants for asbestos). Comments may also be made regarding incompatible land uses, sources of Toxic Air Pollutants, proximity to Risk Management Plan facilities, and proximity to known nuisance conditions or sensitive populations. MCAQ has conducted the review based on information submitted by the petitioner, review of aerial photographs (as available through the Mecklenburg County Polaris system), review of the "Air Pollution Facility Information Online" database available from the MCAQ website, and review of Mecklenburg County Health Department records. The review is cursory based on limited information provided within petition applications and site plans.